

NARRATIVE
PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Boundary Line Adjustment plat.
BASIS OF BEARING: North 0°02'27" East from the 1/4 Corner of Sections 25 and 26 to the Corner of Sections 23, 24, 25, and 26.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Leon Ross. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

RECORD OF SURVEY AND
BOUNDARY LINE ADJUSTMENT FOR
LEON ROSS
LOCATED IN SECTIONS 25 AND 26
TOWNSHIP 1 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Leon and Tera Lee Ross, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat:

ORIGINAL PROPERTY DESCRIPTIONS

ACCORDING TO PART OF THAT CERTAIN WARRANTY DEED RECORDED 28 APRIL 2006
AS FOUND BY ENTRY #385269 IN BOOK A473 AT PAGES 345-346, TAX I.D. #1433-2
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN.
SECTION 25: The West One-Half of the Northwest Quarter.
AND

ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 26 MAY 2009
AS FOUND BY ENTRY #415423 IN BOOK A569 AT PAGES 459-460, TAX I.D. #1434 & 1434-3-1
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN.
SECTION 26: The Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Northeast Quarter.
AND

ACCORDING TO THAT CERTAIN WARRANTY DEED RECORDED 26 MAY 2009
AS FOUND BY ENTRY #415422 IN BOOK A569 AT PAGES 457-458, TAX I.D. #1434-2-1-1
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN.
SECTION 26: The Southwest Quarter of the Northeast Quarter;
EXCEPT; the following description lying in the Southwest Quarter of the Northeast Quarter; Beginning at the Southeast corner of the Southwest Quarter of the Northeast Quarter; thence North 89°53'28" West 1796.48 feet to a point on the North boundary line of Tabby Mountain Estates Subdivision as physically surveyed and staked on the ground; thence the following three courses along the North boundary of Tabby Mountain Estates Subdivision as physically staked on the ground; thence North 70°09'20" West 196.57 feet; thence North 89°56'48" West 546.92 feet; thence South 45°17'16" West 93.41 feet to a point on the East-West section line; thence North 89°53'28" West 41.78 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter; thence North 00°03'38" West 1328.48 feet along the West line of said Quarter Quarter; thence North 89°52'26" East 2145.05 feet; thence South 07°57'02" West 693.76 feet to a point on the East edge of a road; thence the following four courses along the East edge of said road; thence South 59°25'32" East 98.62 feet; thence South 33°04'11" East 155.32 feet; thence South 14°38'05" East 98.23 feet; thence South 14°48'22" West 315.32 feet leaving said road; thence South 81°30'28" East 480.13 feet to beginning.

NEW PROPERTY DESCRIPTIONS

PARCEL #1
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTIONS 25 AND 26
PORTION IN SECTION 25

Beginning at the Northwest Corner of Section 25; thence South 89°52'18" East 1311.26 feet along the North section line to the Northeast Corner of the West Half of the Northwest Quarter; thence South 0°02'24" West 1049.21 feet along the East line of said W1/2 of said NW1/4; thence North 77°00'00" West 1345.45 feet to a point on the West section line; thence North 0°02'27" East 749.49 feet along said West section line to the point of beginning, containing 27.072 acres.

PORTION IN SECTION 26

Beginning at the Northeast Corner of Section 26; thence South 0°02'27" West 749.49 feet along the East section line; thence North 77°00'00" West 160.01 feet; thence South 13°00'00" West 960.93 feet; thence South 17°03'23" West 696.07 feet; thence South 13°00'00" East 378.61 feet to a point on the South line of the East Half of the Northeast Quarter; thence North 89°22'56" West 831.18 feet along said South line to the Southwest Corner of said E1/2 of said NE1/4; thence North 81°00'09" West 480.13 feet (deeds = North 81°30'28" West); thence North 15°18'41" East 315.32 feet (deeds = North 14°48'32" East); thence North 14°07'46" West 98.23 feet (deeds = North 14°38'05" West); thence North 32°33'52" West 155.32 feet (deeds = North 33°04'11" West); thence North 58°55'13" West 98.62 feet (deeds = North 59°25'32" West); thence North 8°27'21" East 693.71 feet (deeds = North 7°57'02" East 693.76 feet) to a point on the North line of the Southwest Quarter of said NE1/4; thence South 89°37'09" East 482.95 feet along said North line to the Northeast Corner of said SW1/4 of said NE1/4; thence North 0°05'00" East 1339.24 feet along the West line of the East Half of said NE1/4 to the Northwest Corner of said E1/2 of said NE1/4; thence South 89°51'25" East 1318.85 feet along the North section line to the point of beginning, containing 78.658 acres.
Parcel #1 = 105.730 total acres.

PARCEL #2

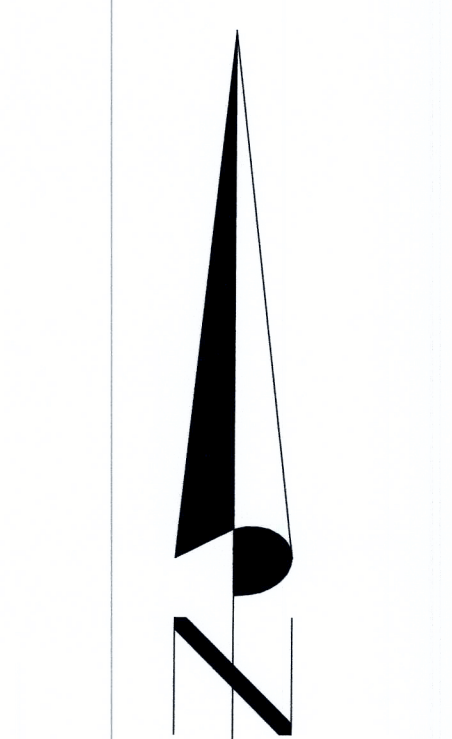
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTIONS 25 AND 26
PORTION IN SECTION 25

Beginning at the West Quarter Corner of Section 25; thence North 0°02'27" East 1939.94 feet along the West section line; thence South 77°00'00" East 1345.45 feet to a point on the East line of the West Half of the Northwest Quarter; thence South 0°02'42" West 1626.85 feet along said East line to the Southeast Corner of said W1/2 of said NW1/4; thence South 89°32'39" West 1311.11 feet along the South line of said W1/2 of said NW1/4 to the point of beginning, containing 53.679 acres.

PORTION IN SECTION 26

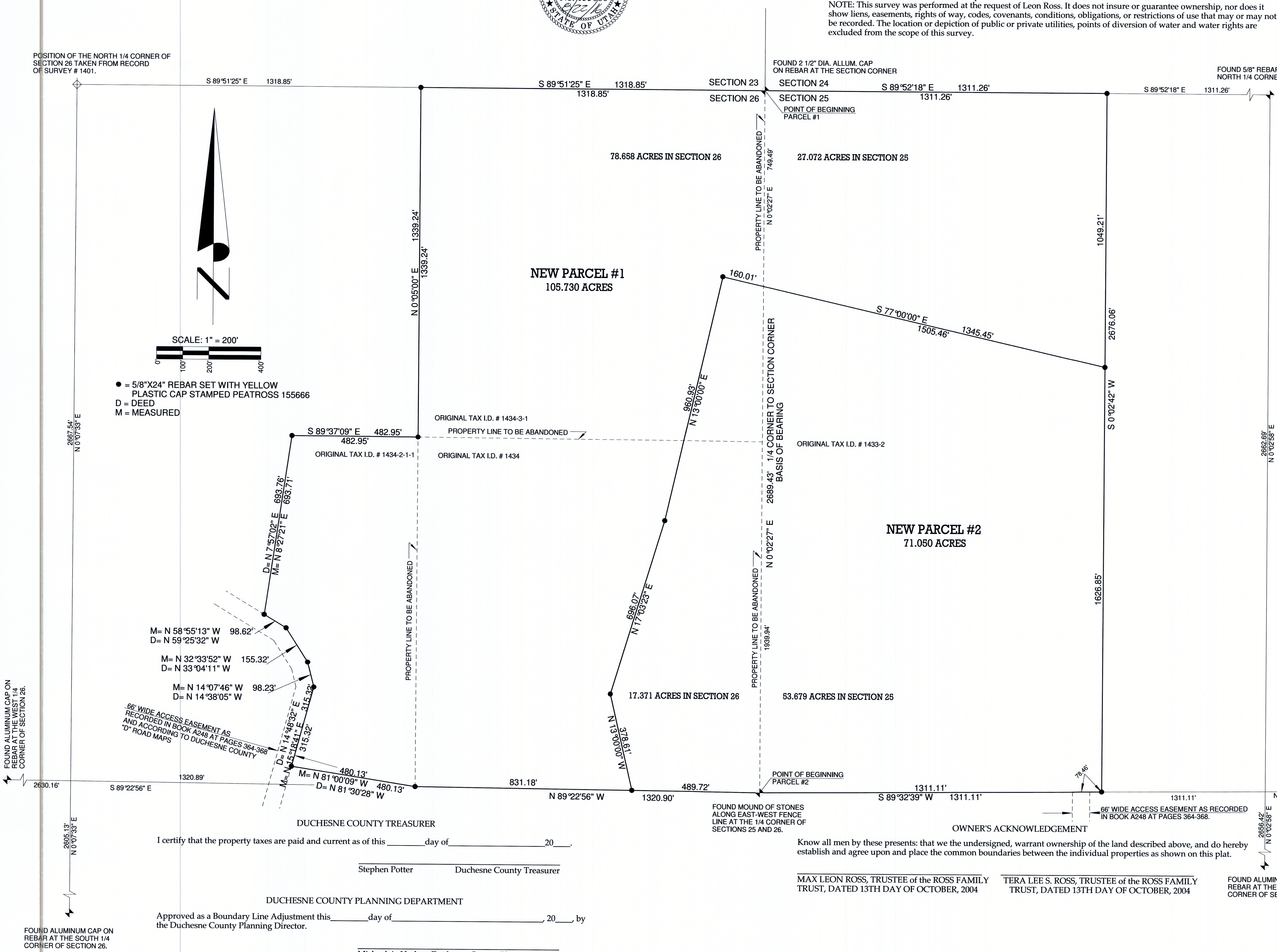
Beginning at the East Quarter Corner of Section 26; thence North 89°22'56" West 489.72 feet along the South line of the East Half of the Northeast Quarter; thence North 13°00'00" West 378.61 feet; thence North 17°03'23" East 696.07 feet; thence North 13°00'00" East 960.93 feet; thence South 77°00'00" East 160.01 feet to a point on the East section line; thence South 0°02'27" West 1939.94 feet along said East section line to the point of beginning containing 17.371 acres.
Parcel #2 = 71.050 acres.

POSITION OF THE NORTH 1/4 CORNER OF SECTION 26 TAKEN FROM RECORD OF SURVEY # 1401.



SCALE: 1" = 200'

● = 5/8"X24" REBAR SET WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666
D = DEED
M = MEASURED



I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment this _____ day of _____, 20____, by
the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER

State of Utah } s.s. Entry Number _____
County of Duchesne

Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Book _____ Page(s) _____

Fee: _____
Shelley Brennan Duchesne County Recorder

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

MAX LEON ROSS, TRUSTEE of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004
TERA LEE S. ROSS, TRUSTEE of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____

On this _____ day of _____, 20____, personally appeared before me, MAX LEON ROSS and TERA LEE S. ROSS, TRUSTEES of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004, signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____ Notary Public

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
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email: cspeatross@ubtanet.com
DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 7/28/2016 DATE PLOTTED: _____
SHEET: 1 OF 1 FILE NAME: LEON ROSS JOB# 1251